

CARMEL HISTORIC PRESERVATION COMMISSION

MARCH 12, 2020, 6:00 P.M.

CAUCUS ROOM, CARMEL CITY HALL

Minutes

In attendance:

Members Present: Nick Davis, Fred Swift, Rosemary Dunkle, Curtis Butcher

Members Not Present: Sue Maki, Bill Sanders,

HPC Administrator: Mark Dollase; Joshua Biggs

Guests: Ty Rinehart

1. Call to Order

Nick called the meeting to order at 6:00pm.

2. Roll Call

Nick Davis, Fred Swift, Curtis Butcher, Rosemary Dunkle

3. Approval of Minutes

(2/13/2020) Fred made a motion to approve the February minutes and Curtis seconded. Motion approved 4-0.

4. Hearing of Visitors

Ty Rinehart of Lennar introduced himself and provided an update on the Troy House. He discussed that he recently had been in a meeting with the City of Carmel, and will subsequently subdivide the house separate from the rest of the development. He also discussed that the house will be on the agenda of the Planning Commission next Tuesday, 3/17. Ty also informed the Commission that due to high rehabilitation estimates that the Troy family received, they are no longer interested in keeping the house; subsequently, Lennar will keep the house at this point and will market the house for purchase. Ty informed the Commission that if Lennar found the house to be structurally unsound, they would offer the house to either the Commission or Indiana Landmarks. Nick asked what the proposal was, and the answer was it is planning to be subdivided as the 40th lot in the development. Nick also asked what the target timeline was, and what the next steps were with the city. Ty said that they would like to finalize the issues with the city by April, and

closing of the sale by mid-May. Ty also discussed that they are considering if they will connect the house to sewer and water, which is believed to make the house more marketable, per discussion amongst the group. Mark discussed the change in scenarios since the Troy family no longer wants the property. Mark also expressed concern that there are no assurances now that someone won't come and demolish the property, and suggested that the Commission move to protect the property. Fred asked if Indiana Landmarks could market the property, in which Mark responded that it is an option. Mark advised Ty to connect the house to water and sewer lines to assist with marketability.

Mark asked what the timeframe is to connect the house to utilities. Mark said they could still market the house and enter into a purchase agreement, even if house isn't ready for utility hookup yet. Ty said they will pull the demolition permit if the Planning Commission approves subdividing the Troy House off of the rest of the development.

There was much discussion what the potential sale price of the home would be. Nick asked if the house transaction would be a market rate sale or a charitable donation. Curtis asked if when Lennar finalized a sales price, if they would offer the property to Indiana Landmarks first. Mark discussed Indiana Landmarks' first right of refusal agreements. Curtis asked if protective covenants can be placed on the home. Mark also informed the commission and guest that we are here as a resource, whether in a regulatory or advisory role.

The following are the stipulations agreed upon between Lennar and the Carmel Historic Preservation Commission:

The Commission will allow Lennar to move forward with subdividing lot 40 (the Troy House), and is not going to pursue relocation of the structure or interim protection at this time. Four commitments were requested of Lennar: 1) Connect the house to water and sewer lines, 2) Market the house for sale with the assistance of the Carmel Historic Preservation Commission and Indiana Landmarks, 3) Donation of house to the Commission or a third party if unsuccessful in selling themselves, 4) Pulling the demolition permit on the house.

Ty asked if the Commission would provide a commitment that if a buyer was not found, and neither the Carmel Historic Preservation Commission or Indiana Landmarks wanted to pursue an interest in the house, that the Commission would not then pursue interim protection, and Lennar would then be able to demolish the house. Mark recommended

that they should not take interim protection off the table, as it was commission's privilege under the preservation ordinance.

Fred made a motion for the Carmel Historic Preservation Commission to not place the Troy House under interim protection or pursue relocation at this time and adopt the four stipulations. Rosemary seconded. Motion approved 4-0.

Mark discussed the prudence of appropriately vetting potential buyers to see if they have the financial resources and other wherewithal to rehabilitate the house. Ty stated that banks will not provide loans for this particular house. Mark discussed that Indiana Landmarks can act as a lender and provide loans when other traditional institutions do not. Ty stated that we need to figure out a timeline for listing the house for sale.

5. Certificates of Appropriateness

None

6. Financial Report

Josh discussed that he had followed up with Lisa Motz to know if the CAP contract and RuskinArc fees needed to be included in the 2020 budget. There was also discussion on if these fees should be taken out of the 2020 budget or the non-reverting fund. Mark observed that we have not seen these fees in the budget before.

It was asked of Josh to make a note of how much money is left in both the non-reverting fund and the 2020 budget. If the historic architecture survey fee is approved out of the non-reverting fund, the remaining balance will be **\$95,453.32**, and the remaining balance of the 2020 budget is **\$56,810.45** (this includes both the 2020 CAP contract fee with Indiana Landmarks and the RuskinArc survey fee).

Josh stated that he will be meeting with Lisa Motz in April to review the budget, and will follow up with 2019 façade grant recipients to see if they have or are in process of completing work.

Curtis suggested using reserve funds in the budget for the Troy House, and also building up those funds. It was also expressed that hopefully Lennar will sell the Troy House to the Carmel Historic Preservation Commission for an inexpensive amount.

Mark reminded Josh of the upcoming quarterly report due to the Carmel City Council and sending the report to Jacob Quinn.

7. Old Business

a. Survey update

Mark said that the survey was signed by RQAW and was then sent back to the city's legal department to be placed on the agenda on the Board of Public Works agenda on Wednesday, March 18th.

As a bit of clarification after the fact: Jon Oberlander emailed Josh Biggs on March 17th, and stated that because city council needed to approve the appropriation of money out of the Carmel Historic Preservation Commission's non-reverting fund first, it would not be an agenda item on the March 18th Board of Public Works meeting. The appropriation of non-reverting funds for the historic architecture survey is tentatively scheduled for April 20th, and Jon will ensure that the item gets on the first BPW agenda after the City Council appropriates the funds.

b. 2020 façade grant round

Josh discussed the process of writing letters to eligible property owners to apply for the façade grant, the public meetings scheduled to answer associated questions, and the due date for the façade grant applications.

Mark said he would be open for a motion to be made for \$25,000 to be allotted for the spring round of 2020 façade grants. Curtis made a motion for \$25,000 to be allotted and Fred seconded. Motion approved 4-0.

Mark said that 2019 façade grant funds are committed for that particular year and asked the question, if the recipient didn't complete work in 2019, when the year ends, does their money go back into the general fund? Josh will discuss with Lisa Motz what happens to those 2019 funds.

c. Preservation Month meeting with CCHS

Josh discussed a meeting he had today with Debbie Gangstad from the Carmel Clay Historical Society about holding a walking tour of downtown Carmel on May 17th. He encouraged Deb for CCHS to create an Instagram account showcasing Carmel history and to market the event there. He also suggested that the walking tour would be held to create more of a preservation culture in Carmel.

8. New Business

a. Wilkinson-Hull House update

Mark said that Steve Hardin, an attorney for the new buyers of the Brennan property near Smokey Row Road and Keystone Parkway recently contacted Josh about the Wilkinson-Hull House on the property. Mark said that a new company is under contract to purchase the property and develop it into detached, single-family senior residences. Mark discussed that he recently talked with Mr. Hardin on the phone, and discussed the interim protection placed on the Wilkinson-Hull House, the house's history, and that it cannot be demolished.

Mark said that in his discussion with Mr. Hardin, he (Mr. Hardin) informed Mark that it isn't the interest of the developers to rehabilitate the house, or to restore the house and integrate it into the development. Subsequently, Mr. Hardin told Mark that they would be willing to donate the house. Mark discussed Old Town Design Group's previous plans for the Brennan property, and reminded the commission that Justin Moffitt incorporated a clause in the zoning for the property that said that the Wilkinson-Hull house shall be locally designated.

Mark said that we are not going to immediately move to invest substantial money into the house yet. He also stated that the house is eligible for the National Register of Historic Places and mentioned the application. Mark said that because the City of Carmel is a Certified Local Government, the application will need to come to the Carmel Historic Preservation Commission before it goes to the State for review.

Mark said that Indiana Landmarks could potentially invest in the Wilkinson-Hull house and rehabilitate it in a “turn-key” fashion. Mark said he will work with the representative for the property. He also said that we’re not relinquishing interim protection on the house but turning into local designation. Mark discussed the importance of the house staying on its approximately 3-acre legal parcel, and not wanting it to be subdivided smaller, as was the case of a previous and Epcon’s proposal. Mark also talked about the importance of incorporating Cool Creek into the house plans, as the creek was an important element of the property historically.

b. Barn at 220 2nd St. SW

Mark discussed that a demolition permit was recently issued for a barn at 220 2nd St. SW, and that the property was on the survey (and red flagged at the city because of its being surveyed). Mark said that he wasn’t necessarily concerned about this particular outbuilding, but his concern is that this sets a precedent for other outbuildings in the city to be demolished without review. He discussed having a review process for outbuildings. Mark also discussed that in a recent meeting with Mike Hollibaugh from the Department of Community Services, Mike suggested to have contracted firm RQAW identify all the secondary structures worthy of preservation, and to note them in the survey update.

Mark said that he talked with Mike Hollibaugh about the flaws in the demolition delay ordinance. Mark wants to see greater preservation measures in the language, and in some instances, speeding up the 60-day demolition delay. He and Mike would work on ordinance revisions. Fred mentioned that the last outhouse in Carmel was demolished, and that the wood will be repurposed.

Rosemary asked if we would need to renegotiate the contract with RQAW because the scope of work is changing. Nick suggested to just have RQAW add a sentence or two about outbuildings. Mark opined that the term “properties” in the contract language should include outbuildings. Josh said he will review the contract with RQAW to see if the language reads “properties” not “structures.”

9. Other Business

It was announced that Mayor Brainard appointed Bruce Kimball to the Carmel Historic Preservation Commission.

Mark said that tomorrow, there will be an announcement that the Preserving Historic Places Conference in South Bend will be cancelled, including the associated CAMP for preservation commissions.

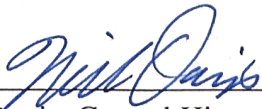
Regarding the Troy House, Curtis suggested a \$10 agreement between Lennar and Indiana Landmarks for Landmarks to market the house. Mark discussed finding a preservation-minded buyer for the house, and also suggested the Carmel Clay Historical Society. Mark said the sales price depends on Lennar's corporate office and opined that hopefully the house sells for the cost of connecting sewer and water lines.

10. Announcements

None

11. Adjournment

Fred motioned to adjourn the meeting. Nick adjourned at 7:32 pm



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Joshua Biggs